

TABLE OF CONTENTS

SAN JOSE 2020 GENERAL PLAN TEXT (as of May 20, 2008)

TABLE OF CONTENTS

The following pages include the Table of Contents (TOC) of the 2020 General Plan as well as the List of Figures and List of Maps.

How to use it?

(links are under construction at this time)

In the TOC you will find the page-location of every chapter, main title, sub-titles and appendices. We have created links to every *chapter* and *main title* to make it easy for you to navigate through the document.

- Chapters Titles are indicated in bold capital letters.
- Main Titles are indicated in capital letters.



TABLE OF CONTENTS

TABLE OF CONTENTS

I. INTRODUCTION.....	3
PURPOSE OF THE GENERAL PLAN.....	3
FORMAT AND ORGANIZATION OF THE GENERAL PLAN.....	4
Data Analysis	4
Policy.....	4
Implementation.....	4
Perspective	5
THE PLANNING PROCESS.....	5
History of the General Plan.....	5
San José 2020: Focus on the Future	5
II. BACKGROUND FOR PLANNING	9
NATURAL ENVIRONMENT.....	10
URBAN SETTING	14
JOBs AND HOUSING	19
FISCAL SETTING	22
DEMOGRAPHICS AND PROJECTIONS OF POPULATION	24
PROJECTIONS OF EMPLOYMENT AND ECONOMIC ACTIVITY.....	28
LAND USE/TRANSPORTATION DIAGRAM DEVELOPMENT	32
Economic	32
Environmental	32
Housing	32
Demographic.....	33
Fiscal.....	33
Urban Services.....	33
Growth Alternatives.....	34
III. MAJOR STRATEGIES.....	41
ECONOMIC DEVELOPMENT	42
GROWTH MANAGEMENT	44
DOWNTOWN REVITALIZATION.....	45
URBAN CONSERVATION/ PRESERVATION.....	46
THE GREENLINE/URBAN GROWTH BOUNDARY.....	47
HOUSING	49
SUSTAINABLE CITY	51
IV. GOALS AND POLICIES	55
CITY CONCEPT	56
Urban Conservation	56
Community Identity	56
Neighborhood Identity	56
Balanced Community	57

TABLE OF CONTENTS

COMMUNITY DEVELOPMENT.....	57
Land Use.....	57
<i>Residential Land Use</i>	57
<i>Commercial Land Use</i>	61
<i>Industrial Land Use</i>	63
Economic Development.....	65
Greenline/Urban Growth Boundary.....	67
Urban Service Area.....	70
Urban Design	71
Hillside Development	80
HOUSING	82
Distribution	84
<i>Discrimination</i>	84
<i>Conservation and Rehabilitation</i>	85
<i>Low/Moderate Income Housing</i>	85
<i>Rental Housing Supply</i>	86
<i>Design Review</i>	86
<i>Administrative</i>	86
<i>Support Services</i>	87
SERVICES AND FACILITIES	87
Level of Service	89
<i>Traffic</i>	90
<i>Sanitary Sewer Systems</i>	91
<i>Sewage Treatment</i>	91
<i>Storm Drainage and Flood Control</i>	91
<i>Other Services</i>	92
<i>Schools</i>	93
Infrastructure Management.....	93
Transportation.....	94
<i>Thoroughfares</i>	97
<i>Impacts on Local Neighborhoods</i>	97
<i>Transit Facilities</i>	97
<i>Pedestrian Facilities</i>	98
<i>Transportation Systems Management / Transportation Demand Management</i>	99
<i>Truck Facilities</i>	99
<i>Parking</i>	99
<i>Rail</i>	100
<i>Aviation</i>	100
<i>Bicycling</i>	101
Solid Waste.....	101
<i>Solid Waste Capacity</i>	102
<i>Landfill Siting Criteria</i>	102
<i>Siting Criteria for other Solid Waste Management Facilities</i>	103

TABLE OF CONTENTS

AESTHETIC, CULTURAL AND RECREATIONAL RESOURCES.....	104
Historic, Archaeological and Cultural Resources	104
Parks and Recreation.....	106
Scenic Routes	109
Trails and Pathways.....	111
NATURAL RESOURCES.....	113
Natural Communities and Wildlife Habitats.....	113
<i>Woodlands, Grasslands, Chaparral and Scrub</i>	113
<i>Riparian Corridors and Upland Wetlands</i>	115
<i>Bay and Baylands</i>	116
<i>Species of Concern</i>	117
<i>Urban Forest</i>	118
<i>Water Resources</i>	120
<i>Extractive Resources</i>	122
<i>Air Quality</i>	123
<i>Energy</i>	123
<i>Agricultural Lands and Prime Soils</i>	125
HAZARDS.....	125
Soil and Geologic Conditions	127
Earthquakes	128
Flooding	129
Fire Hazards.....	131
Noise	132
Hazardous Materials	135
<i>Hazardous Waste Management</i>	135
V. LAND USE/TRANSPORTATION DIAGRAM.....	141
SPECIAL STRATEGY AREAS	142
Downtown Core and Frame Areas.....	142
Area Development Policies	145
Transit-Oriented Development Corridors and BART Station Area Nodes	147
<i>Guadalupe Corridor</i>	148
<i>Stevens Creek Boulevard/West San Carlos Street Corridor</i>	148
<i>Santa Clara Street/Alum Rock Avenue Corridor</i>	148
<i>Winchester Boulevard Corridor</i>	148
<i>Capitol Avenue/Expressway Corridor</i>	149
<i>Vasona Light Rail Corridor</i>	149
<i>Bay Area Rapid Transit (BART) Station Area Nodes</i>	149
<i>Berryessa Station Area Node</i>	150
<i>Santa Clara/28th Streets Station Area Node</i>	150
<i>Downtown Station Area Nodes</i>	150
<i>Evolution of Intensification for Transit-Oriented Development</i>	151
<i>Development Parameters</i>	151
The Golden Triangle Area.....	153
Housing Initiative Area	154

TABLE OF CONTENTS

LAND USE DIAGRAM	155
Residential	156
<i>Rural Residential: 0.2 Dwelling Units Per Acre</i>	158
<i>Estate Residential: 1 Dwelling Unit Per Acre</i>	158
<i>Very Low Density Residential: 2 Dwelling Units Per Acre</i>	159
<i>Low Density Residential: 5 Dwelling Units Per Acre</i>	159
<i>Medium Low Density Residential: 8 Dwelling Units Per Acre</i>	159
<i>Medium Density Residential: 8-16 Dwelling Units Per Acre</i>	159
<i>Medium High Density Residential: 12-25 Dwelling Units Per Acre</i>	159
<i>High Density Residential: 25-50 Dwelling Units Per Acre</i>	160
<i>Residential Support for the Core Area: 25+ Dwelling Units Per Acre</i>	160
<i>Transit Corridor Residential: 20+ Dwelling Units Per Acre</i>	160
<i>Transit/Employment District Residential: 55+ Dwelling Units per Acre</i>	161
<i>Urban Hillside: 1 Dwelling Unit Per 5 Acres</i>	161
Planned Residential Community / Planned Community	162
<i>Berryessa Planned Residential Community</i>	165
<i>Silver Creek Planned Residential Community</i>	166
<i>Evergreen Planned Residential Community</i>	171
<i>Communications Hill Planned Community</i>	177
<i>Jackson-Taylor Planned Residential Community</i>	183
<i>Midtown Planned Community</i>	190
<i>Tamien Station Area Planned Community</i>	197
<i>Rincon South Planned Community</i>	203
<i>Alviso Planned Community</i>	212
<i>Martha Gardens Planned Community</i>	219
Urban Reserve	227
<i>South Almaden Valley Urban Reserve (SAVUR)</i>	227
<i>Coyote Valley Urban Reserve (CVUR)</i>	229
Combined Residential/Commercial	232
Commercial	233
<i>Neighborhood Business District</i>	233
<i>Neighborhood/Community Commercial</i>	234
<i>Regional Commercial</i>	235
<i>General Commercial</i>	235
<i>Office</i>	235
<i>Core Area</i>	235
Combined Industrial/Commercial	236
Industrial	236
<i>Research and Development</i>	238
<i>Campus Industrial</i>	238
<i>Research, Development and Administrative Office</i>	239
<i>Industrial Park</i>	239
<i>Industrial Core Area</i>	240
<i>Light Industrial</i>	240
<i>Heavy Industrial</i>	241

TABLE OF CONTENTS

Mixed Use	241
<i>Medium Low Density Residential (8 DU/AC) with Mixed Use Overlay</i>	242
<i>Medium High Density Residential (12-25 DU/AC) with Mixed Use Overlay</i>	242
<i>General Commercial with Mixed Use Overlay</i>	242
<i>Industrial Park with Mixed Use Overlay</i>	242
<i>Office with Mixed Use Overlay</i>	243
<i>Mixed Use with no Underlying Land Use Designation</i>	243
<i>Mixed Industrial Overlay</i>	243
Airport Approach Zone	244
Public/Quasi-Public	244
Public Park and Open Space	245
Private Open Space	246
Private Recreation.....	246
Non-Urban Hillside	246
Agriculture	247
Solid Waste Landfill Site	248
Areas of Historic Sensitivity.....	248
Coyote Greenbelt.....	249
Hazardous Waste Disposal Site (Residuals Repositories)	249
DISCRETIONARY ALTERNATE USE POLICIES	250
Two Acre Rule.....	251
Surplus Public/Quasi-Public and Public Parks/Open Space Land.....	252
Structures of Historical or Architectural Merit.....	252
Live/Work Policy.....	252
Residential Uses on Commercially Designated Parcels	252
Density Bonuses for Rental Housing	253
Density Bonus for Affordable Housing	253
Location of Projects Proposing 100% Affordable Housing.....	253
Use of Surplus City Owned Properties for Affordable Housing.....	254
Population-Dwelling Unit Equivalency.....	254
New Public/Quasi-Public Uses.....	254
Reuse of Non-Conforming Residential Properties	255
Residential Density Increases Along Major Transportation Arterials or Corridors	255
Neighborhood Serving Commercial Uses on Residentially Designated Parcels	255
Non-Transportation Uses Within Developed State Transportation Corridors	255
Alternate Designation for Proposed Freeways and State Transportation Corridors .	255

TABLE OF CONTENTS

TRANSPORTATION DIAGRAM	257
Thoroughfares.....	257
<i>State Transportation Corridor</i>	258
<i>Transit Mall</i>	258
<i>Pedestrian Mall</i>	258
<i>Freeway</i>	258
<i>Expressway</i>	258
<i>Interchange</i>	258
<i>Separation</i>	259
<i>Arterial (Minor/Major Street)</i>	259
<i>Major Collector</i>	259
<i>Local Street</i>	259
<i>Freeway Connector</i>	260
<i>Rail Line</i>	260
<i>Contingent Designation</i>	260
Transit System	260
Transportation Systems Management/Transportation Demand Management	260
RAIL TRANSIT DIAGRAM.....	266
Heavy Rail.....	266
Light Rail	267
Multimodal Station	267
Transit Mall	267
TRANSPORTATION BICYCLE NETWORK DIAGRAM	267
SCENIC ROUTES AND TRAILS DIAGRAM	268
Scenic Routes.....	268
Trails and Pathways.....	272
VI. IMPLEMENTATION	277
DEVELOPMENT REVIEW PROCESS	278
Specific Plans	278
Zoning	279
Subdivision.....	279
Site Development.....	279
Annexations	279
Environmental Clearance.....	279
Level of Service Policies	281
Building Permits	281
Citizen Participation	281
CAPITAL IMPROVEMENT PROGRAM.....	282
DEVELOPMENT FEES, TAXES AND IMPROVEMENT REQUIREMENTS	283
REDEVELOPMENT	284
CENTRAL INCENTIVE ZONE	285

TABLE OF CONTENTS

HOUSING	285
Summary of Housing Needs Analysis	285
Determining an Appropriate Program Response	286
Housing Assistance Program Objectives	287
<i>Construction Activity Projections</i>	287
<i>Local Assisted Housing Programs Objectives</i>	288
Existing and New Programs	289
<i>The Use of the City's 20% Redevelopment Housing Fund</i>	289
<i>Tax Allocation Bonds</i>	290
<i>Community Development Block Grant Funding</i>	290
Equal Housing Opportunities	298
GENERAL PLAN REVIEW AND AMENDMENT PROCESS	298
SPECIAL IMPLEMENTATION PROGRAMS	299
Hillside and Greenbelt Assessment Study	299
Sustainable City Strategy.....	300
IMPLEMENTATION OF THE GENERAL PLAN BY OTHER AGENCIES	301
VII. REFERENCES	303
LEGISLATIVE MANDATE.....	303
Land Use Element.....	303
Circulation Element.....	303
Housing Element.....	303
Conservation Element.....	303
Open Space Element	303
Noise Element.....	303
Safety Element.....	303
GLOSSARY	304
BIBLIOGRAPHY	309
SAN JOSE 2020 GENERAL PLAN APPENDICES	313
APPENDIX A - Open Space Inventory (Available Separately)	
APPENDIX B - Seismic Safety (Available Separately)	
APPENDIX C - Housing (Available Separately)	
APPENDIX D - Noise (Available Separately)	
APPENDIX E - Major Collector Streets (Following Pages)	E-1
APPENDIX F - Mixed Use Inventory (Following Pages)	F-1
APPENDIX G - Siting Criteria for Hazardous Waste Management Facilities (Available Separately)	
APPENDIX H - Species of Concern (Available Separately)	
APPENDIX I - Transportation Bicycle Network (Following Pages)	I-1
APPENDIX J - Priority Areas Network	J-1

TABLE OF CONTENTS

LIST OF FIGURES

Figure 1. Monthly Housing Cost	16
Figure 2. Median Residential Resale Prices	16
Figure 3. Vacant Land in San José	17
Figure 4. Jobs/Housing Comparison in Santa Clara County	21
Figure 5. Fiscal Comparison of California Cities Exceeding 250,000 population.....	23
Figure 6. Fiscal Comparison of Full Service Cities in Santa Clara County	23
Figure 7. Age Composition of San José Population, 1990 and 2010	26
Figure 8. Persons Per Household by Housing Type	27
Figure 9. San José Household Size.....	27
Figure 10. Changing Employment Composition in Santa Clara County	30
Figure 11. Projected Shifts in Share of Employment	31
Figure 12. San José 2020: General Plan Alternatives	36
Figure 13. San José 2020: Probable Distribution of New Jobs (1990-2010)	37
Figure 14. San José 2020: Probable Distribution of New Housing (1990-2010).....	37
Figure 15. Acceptable Exposure to Seismic Risk Related to Various Land Uses.....	130
Figure 16. Land Use Compatability Guidelines for Community Noise	134
Figure 17. Silver Creek Planned Residential Community Land Use Designations	170
Figure 18. Evergreen Planned Residential Community	176
Figure 19. Jackson-Taylor PRC Mixed Use Development Potential	189
Figure 20. Industrial Areas	237
Figure 21. Proposed Five-Year Production Goals 1991-1996	288
Figure 22. Production Goals Basedon Income and Priority Groups	289
Figure 23. Housing Programs.....	291

LIST OF FIGURES

LIST OF MAPS

Map 1. San José Setting.....	13
Map 2. San José Planning Areas	18
Map 3. Downtown Core Area and Frame Area Boundaries.....	144
Map 4. Berryessa Planned Residential Community	163
Map 5. Silver Creek Planned Residential Community.....	167
Map 6. Evergreen Planned Residential Community	173
Map 7. Communications Hill Planned Community	179
Map 8. Jackson-Taylor Planned Residential Community	185
Map 9. Midtown Planned Residential Community	191
Map 10. Tamien Station Area Planned Community.....	199
Map 11. Rincon South Planned Community	205
Map 12. Alviso Planned Community	213
Map 13. Martha Gardens Planned Community	221
Map 14. Rail Transit Diagram.....	261
Map 15. Transportation Bicycle Network Diagram	263
Map 16. Pedestrian Priority Areas.....	265
Map 17. Scenic Routes and Trails Diagram	269

LIST OF MAPS
